

Collaborator No.: 3125989
Reference / Verwysing: Kraaibosch 195 portion 53, Division George
Date / Datum: 14 June 2024
Enquiries / Navrae: Marisa Arries

Email: planning@mdbplanning.co.za

MARLIZE DE BRUYN PLANNING
PO BOX 2359
GEORGE
6530

**APPLICATION FOR AMENDMENT OF CONDITIONS OF APPROVAL:
KRAAIBOSCH 195 PORTION 53, DIVISION GEORGE**

Your application in the above refers.

The Senior Manager: Town Planning (Authorised Official) has, under delegated authority, 4.16.1.18 of 30 June 2023 decided that the application for Amendment in terms of Sections 15(2)(h) of the Land Use Planning By-law for George Municipality, 2023 of Condition 2 of the approval letter dated 23 November 2023 of the subdivision plan applicable to Portion 53 of the Farm Kraaibosch 195 known as Springfield Estate to read as follows:

"2. This approval shall be taken to cover only the Rezoning and Subdivision as applied for as indicated on the Subdivision and Phasing Plan, plan no. Sub195-53-2024 attached as "Annexure A", and Zoning Plan/Land Use Plan, Plan no. Zon195 53-2024 attached as "Annexure B" dated April 2024 drawn by Marlize de Bruyn Planning which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision."

BE APPROVED in terms of Section 60 of the said By-law for the following reasons:

REASONS FOR DECISION

1. The proposed amendment of condition submitted will not result in any negative impact on the surrounding developments or character of the area.
2. The proposal meets the requirements of Section 65 of the Land Use Planning Bylaw for George Municipality, 2023.
3. The proposed amendments are consistent with the previous approvals and land use rights.

You have the right to appeal to the Appeal Authority against the decision of the Authorised Employee in terms of Section 79(2) of the Land Use Planning By-Law for George Municipality, 2023.

A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Human Settlements, Planning and Development, P O Box 19, George, 6530 or Directorate: Human Settlements, Planning and Development, 5th floor, Civic Centre, York Street, George **on or before 05 JULY 2024** and simultaneously submit a copy of the appeal on any person who commented, made representations or objected to the application in the above regard. Please also note that the appeal must be e-mailed to the administrative officer mentioned above.

An appeal that is not lodged within the applicable period mentioned above or that does not comply with Section 79 of the Land Use Planning By-Law for George Municipality, 2023, will be deemed invalid in terms of Section 80 of said By-Law.

Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

Please also note that in terms of Section 80(14) of the Land Use Planning By-Law for George Municipality, 2023, the above decision is suspended until such time as the period for lodging an appeal(s) has lapsed, any appeal(s) has been finalised and you have been advised accordingly.

Yours faithfully



C. PETERSEN

SENIOR MANAGER: TOWN PLANNING

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PROPOSED REZONING & SUBDIVISION FOR
 SPRINGFIELD ESTATES PTY LTD
 KRAIBOSCH 195/53
 GEORGE MUNICIPALITY & DIVISION

ZONING / LAND USE PLAN

- Subdivision in terms of Section 15(2)(a) of the George Municipality Land Use Planning By-law (2023) of the Subdivisional Area in the following event:
 - 239 General Residential Zone II erven (group housing);
 - 4 Transport Zone II erf (public street);
 - 2 Transport Zone III erven (private road);
 - 1 Open Space Zone II erf (private open space) with a club house;
 - 16 Open Space Zone II erven (private open space).



Phases	Area (ha)	%	Erf No.
General Residential Zone II (Group Housing)	8.050	50.65	1 - 239
Transport Zone II (public street)	1.909	12.01	240 - 243
Transport Zone II (public street)	3.560	22.95	244 & 245
Open Space Zone I (Private open space)	1.864	11.72	246 - 250, 252 - 261 & Remainder
Open Space Zone II (Private open space) with a club house	0.425	2.67	251
Total	15.895	100.00	

Drawn:	KK
Scale:	1 : 3,000
Drawing Number:	Zon195-53-2024
Project Number:	491/G22
Date:	APRIL 2024
Annexure Number:	Annexure 14
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 Professional Planner - A/14772011

For scale refer to figured dimensions. Measurements always to be checked by Professional Land Surveyor.

MUNISIPALITEIT GEORGE MUNICIPALITY
 Approved in terms of Section 60 of the George Municipality Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.
 14/06/2024
 DATE / DATUM
 SENIOR MANAGER PLANNING
 SENIOR BESTUURSLIDERSPLANNOING

